

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: January 19th 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member
Lee White, Member
Roy Dalene, Member

Also Present:

Denise Savarese, Legislative Secretary
Michael Sendlenski, Counsel to the Board

Public Hearing:

Mike Lukacs – SCTM# 300-32-1-262 – Project description is to remove existing mobile home and deck and replace with a 769 sq. ft. mobile home with 350 sq. ft. of deck and a 37.5 ft. shed on a parcel of land with bluffs and beaches.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Sendlenski noted that the Affidavit of Service & Posting is in order. Member White conducted a field inspection and submitted his findings to the Board.

Britton Bistran, Agent, appearing on behalf of the application, noted this is a Continuation of a previously held Public Hearing. Issues looked into were whether application met FEMA compliancy - since the last Public Hearing new drawings have been filed showing compliance with FEMA – only other outstanding issue was the shed which has been eliminated. Letter from Architect J. Constantine was entered into the record certifying that the design meets FEMA.

Matthew Hughes, Manager of Montauk Shores Condominium, noted they are in the process of making a determination on this application and as soon as it is approved a copy of that Resolution will be forwarded to the Zoning Board.

Jeremy Samuelson, addressed one concern which was whether or not this property can handle the septic waste and the importance of receiving Suffolk County Department of Health approval prior to the issuance of a Building Permit.

Member White made a motion to close the Public Hearing. Member Lys seconded. All members were in favor.

Work Session:

Extensions of Time:

Anthony Michaels – SCTM# 300-49-4-45 71 S. Elmwood Avenue, Montauk – Member White made a motion to approve. Member Lys seconded. All members were in favor.

S. Morris Raji – SCTM# 300-110-2-21 – 2128 Montauk Highway, Amagansett – Member Lys made a motion to approve. Member White seconded. All members were in favor.

Board Decision:

Possible Administrative Application:

Steven Wils – SCTM# 300-0179-1-13 – 32 Marine Blvd., Amagansett, NY – Renovate existing house with addition of new decking and walkways, re-design driveway, install new landscaping, enlarge and replace swimming pool. Member Lys made a motion to proceed administratively. Member White seconded. Vice Chair Rogers and Member Dalene in favor. Chairman Whelan recused himself.

Board Decisions:

Gerard Point LLC – SCTM# 300-131-8-7 – 22 Shore Road, Amagansett – Project description is to construct a 4,320 sq. ft. two story residence with attached garage, terraces and walkways, porches decks, stairs, swimming pool, spa fence, driveway, walkway to the beach, new sanitary system with retaining wall, drywells, and to clear approximately 14,500 sq. ft. and revegetate approximately 4,000 sq. ft. of beach vegetation within the Town’s jurisdiction of dunes and beach vegetation. Member Lys made a motion to deny the application. Member White seconded. All members were in favor.

Anita Gratwick & Thomas Hayes – SCTM# 300-201-1-5 – 31 Association Road, Wainscott – Project description is to demolish a one-story residence and construct a new 3,976 sq. ft. two-story residence, sanitary system, and swimming pool with approximately 1,616 sq. ft. of decking and patio on a parcel of land containing wetlands and surface waters – Chairman Whelan made a motion to re-open the Public Hearing for one week for written comments from Mr. Bragman and Mr. Kelley. Member Lys seconded. All members were in favor.

Minutes:

Vice Chair Rogers made a motion to approve the Minutes of January 5th 2016 and January 12th 2016 as written. Member Dalene seconded. All members were in favor.

Adjourn:

Member Lys made a motion to close the meeting. Member White seconded. All members were in favor.

**John P. Whelan, Chairman
Zoning Board of Appeals**